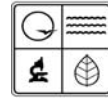


St. Louis Commerce Center Phoenix Award 2001

Martin Luther King Drive, St. Louis



Missouri
Department of
Natural Resources

BACKGROUND

Prior usage of this 20 acre site in St. Louis consisted of a filling station, a few small shops, a couple of factories, an old fire station, warehouses and junkyards. The area had been abandoned for 12 years. The city wanted to develop the site as part of their Martin Luther King Business Park Redevelopment Project.



CONTAMINANTS

Several buildings contained asbestos. Lead and petroleum products were evident in the soil and groundwater, construction and demolition waste was scattered around the area and underground storage tanks were present.



ASSISTANCE

The city received an EPA Assessment Grant of \$200,000. \$1,045,600 of Brownfields Remediation Tax Credits were granted.

PROTECTION

Over 3,200 tons of soil were removed. All known asbestos containing materials were removed, as well as the underground storage tanks. A restrictive covenant has been placed on the site limiting it to commercial use only.

INVESTMENT AND RESULTS

A total of \$19,920,900 has been invested in the area so far. \$3,250,800 has been invested in infrastructure. \$14,943,400 in new buildings on the site. Up to 350 new jobs are expected to be created.

TIMELINE

Application Received: 18 November 1998

Date Remediation Started: 28 June 1999 (Lot 1),
28 August 2000 (Lot 2)

Completion Certificate: 24 January 2000 (Lot 1), 19
February 2004 (Lot 2)

REDEVELOPMENT SUMMARY

The Commerce Center is now home to a total of 487,000 square feet of office, distribution and warehousing space.

